042.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,700 / 799,700
					USE VALUE:	799,700 / 799,700
					ASSESSED:	799,700 / 799,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUGHAN TERESA M/ TRUSTEE
Owner 2:	FRANCIS A VAUGHAN REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	47 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAUGHAN F./T./TRUSTEES -
Owner 2:	TERESA/FRANCES TRUST -
Street 1:	47 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	337,000		462,700	799,700
Total Card	0.121	337,000		462,700	799,700
Total Parcel	0.121	337,000		462,700	799,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.66 | /Parcel: 364.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29604
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!3592!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,100	0	5,280.	462,700	799,800	799,800	Year End Roll	12/18/2019
2019	101	FV	270,100	0	5,280.	491,600	761,700	761,700	Year End Roll	1/3/2019
2018	101	FV	269,100	0	5,280.	358,600	627,700	627,700	Year End Roll	12/20/2017
2017	101	FV	269,100	0	5,280.	312,300	581,400	581,400	Year End Roll	1/3/2017
2016	101	FV	269,100	0	5,280.	266,100	535,200	535,200	Year End	1/4/2016
2015	101	FV	255,300	0	5,280.	260,300	515,600	515,600	Year End Roll	12/11/2014
2014	101	FV	255,300	0	5,280.	214,000	469,300	469,300	Year End Roll	12/16/2013
2013	101	FV	255,300	0	5,280.	203,600	458,900	458,900		12/13/2012

PRINT

Date	Time
12/10/20	18:48:23

LAST REV

Date	Time
01/17/19	14:22:54
mmcmakin	
3592	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUGHAN F./T./T	72060-149	1	12/27/2018	Convenience	100	No	No		
VAUGHAN FRANCIS	50065-326		9/6/2007	Family	1	No	No		
	9886-526		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	67	Wood Dec	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	BS	Barbara S
1/30/2009	Meas/Inspect	372	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	197	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Poor
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18846154
Const Adj.:	0.98255032
Adj $ / SQ:	151.804
Other Features:	110250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488355
Depreciation:	151390
Depreciated Total:	336965

COMMENTS

STAIRWAY TO UAT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

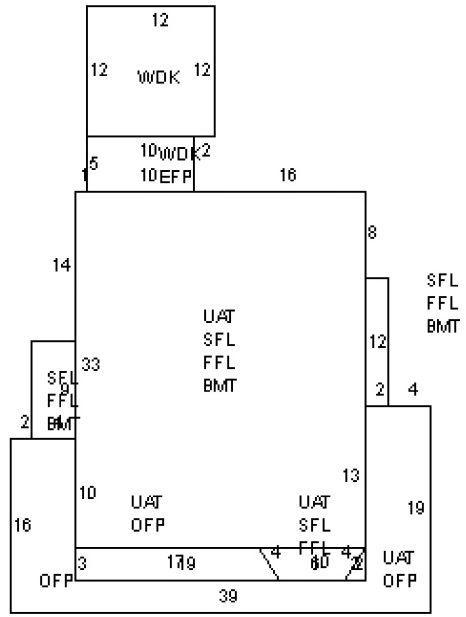
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	151.80
Special Features:	0	Val/Su Net:	90.20
Final Total:	337000	Val/Su SzAd	172.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	975	151.800	148,009
SFL	Second Floor	975	151.800	148,009
BMT	Basement	951	45.540	43,310
OFP	Open Porch	348	20.870	7,263
UAT	Upper Attic	243	106.260	25,822
WDK	Deck	194	10.960	2,126
EFP	Enclos Porch	50	71.330	3,567
	Net Sketched Area:	3,736	Total:	378,106
Size Ad	1950	Gross Are	4465	FinArea 2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

042.0-0006-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	